

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

15-54

Orleans

EAS.1318

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



Address: 161 Samoset Road Rear

Historic Name: Chester and Clara Horton House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1920

Source: Deed research

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Shed

Major Alterations (*with dates*):
None on record

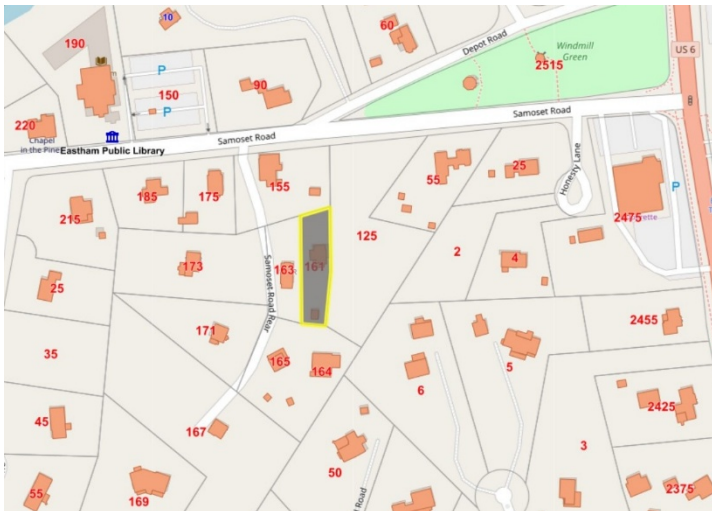
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.25 acres

Setting: This parcel is set back from Samoset Road just south of the Eastham Center National Register District boundary. The surrounding area includes historic buildings to the north, and more contemporary houses to the south.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

161 SAMOSET ROAD REAR

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.1318

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This modest house has a two-story, rectangular form with a low-pitched shed roof. In addition to the main block, there is a shallow, one-story ell with shed roof that incorporates a garage door (Photo 2). The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles, and there is an exterior concrete block chimney. Windows appear to include modern, thermal 1/1 double-hung windows on the first floor and casement windows on the second floor.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

(The early history in the Form B prepared for 155 Samoset Road Rear, built in ca. 1865, also covers 161 Samoset Road Rear. The following includes that Historical Narrative, with some edits and additions.)

In 1894, Joseph W. Nickerson sold his father's Joshua's eight-acre homestead on the south side of Samoset Road to Chester F. Horton for \$625.¹ It was sold to Chester Franklin Horton (1869-1938), who was one of ten children of Reuben Higgins Horton (1845-1925) and his wife Cynthia A. Clark (1848-1917). He married Eastham dressmaker Clara C. Knowles (1873-1956) in 1892, and by 1900 he was living, most likely at 155 Samoset Road, with his wife, their children Laurence and Amiee, and a boarding farm worker. He was a provision dealer, and he soon began both to acquire more property and to sell off parts of the former Nickerson homestead. Eastham tax records for 1902 credited him with a \$700 dwelling and two other dwellings, assessed at \$800 and \$400, as well as a barn and sheds, a wood house, three horses and a cow, and 25.5 acres of land in several parcels. A later subdivision plan makes clear that Horton's 155 Samoset Road parcel reached south to Muddy Pond and west to what is now Windmill Lane. The parcel included what is now 161 (this house), 163, 165, 167, 169, 171, and 173 Rear Samoset Road Rear and 175 (EAS.68), 185, and 215 (EAS.70) Samoset Road. In 1902, Horton sold the land on which 215 Samoset was built, and in 1909 sold the land between 155 and 215 Samoset. In 1926, Horton was taxed on his 215 Samoset Road house, valued at \$2530, three cottages, a water system, a four-car garage, a homestead lot reduced through sales to three acres, and 9 acres of woodland.

In 1929, Chester and Clara Horton sold a small portion of their land behind 155 Samoset Road to Eastham house carpenter Oscar Southard. The deed references a "house and other buildings." This house has an Assessor date of 1920, and that may be accurate. What is known for sure is that it appears in the first photographic aerial survey of Cape Cod conducted by the United States Geological Survey (USGS) in 1938 (Photo 3).

¹ Barnstable County Registry of Deeds, Book 210/ Page 547.

Oscar F. Southard was born in Bath, ME in 1873. He married May A. West in Boston in 1914. They had been living in Boston as of the 1920 census, but were living in Eastham when they bought this house. This house stayed in their family until 1977, when their daughter Marion E. Huff, then living in Osterville, sold it to John M. and Mary Ann Dooley of Shutesbury, MA.² They were living in Eastham in 1984 when they sold it to Cynthia J. Kay and Donald V. Macioci of Orleans.³ The house remains in the Macioci family.

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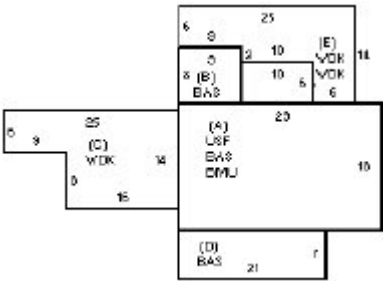


Figure 1. Assessor Sketch.



Photo 2. 2009 Assessor Photo.



Photo 3. Detail of 1938 USGS aerial survey (arrow to 161 Samoset Road Rear added).

² Book 2605/ Page 99.
³ Book 4212/ Page 53.